



**DEPARTMENT OF THE NAVY**  
 ATLANTIC DIVISION  
 NAVAL FACILITIES ENGINEERING COMMAND  
 NORFOLK, VIRGINIA 23511-6287

01	S	TELEPHONE NO.
04		AV565-2338
09	J	IN REPLY REFER TO:
014		11010
00	W	2022B:DFS
		27 MAY 1986

*File*

*Budget 308  
 FC 333*

FIRST ENDORSEMENT on CO NAVHOSP Camp Lejeune ltr 11013 13 of 23 Jan 86

From: Commander, Atlantic Division, Naval Facilities Engineering Command  
 To: Commander, Naval Facilities Engineering Command

Subj: MILCON PROJECT P-701; PROJECT DOCUMENTATION FOR

*French Creek*

Ref: (b) NAVFACINST 11010.44D  
 (c) LANTNAVFACENCOM ltr 2022B:DFS 11010/NAVHOSP Camp Lejeune of  
 15 May 86

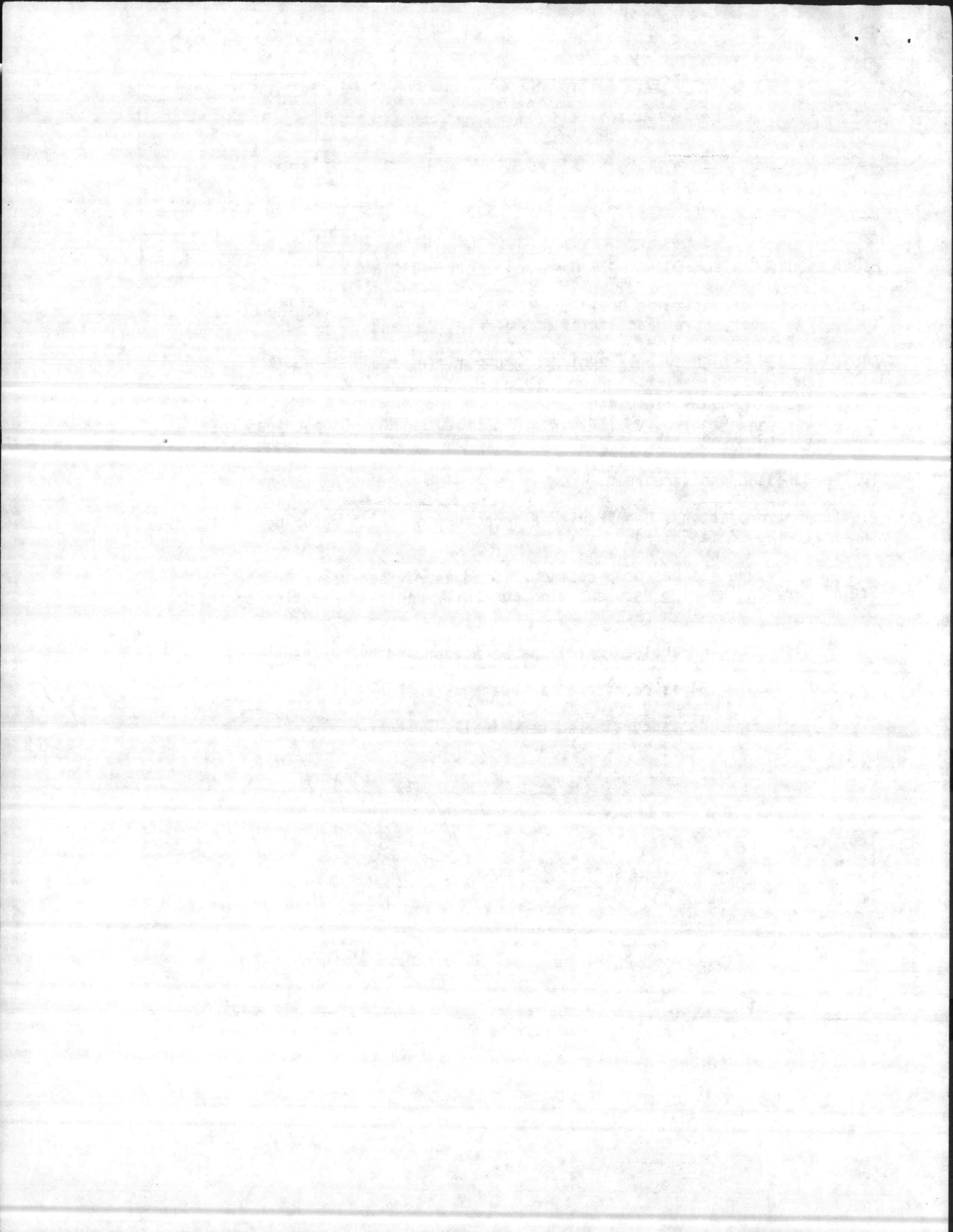
1. Readdressed and forwarded.
2. Subject project has been reviewed in accordance with reference (b) with the following comments:
  - a. Enclosure (1) has been cost certified as revised based on the Preliminary Engineering Documentation currently under preparation by this Command.
  - b. Site shown on enclosure (2) has been approved by reference (c).
  - c. Enclosure (3) is considered adequate as revised.
  - d. Enclosure (4) is considered technically adequate.

A. S. FOOLE  
 Vice Commander

Copy to:  
 COMNAVMEDCOM  
 NAVMEDCOM MIDLANT REG Norfolk  
 COMNAVFACENCOM (Code 21)   
 NAVDENCLINIC Camp Lejeune

RECEIVED

JUN 2 1986





DEPARTMENT OF THE NAVY  
NAVAL HOSPITAL  
CAMP LEJEUNE, N.C. 28542

IN REPLY REFER TO  
11013  
13  
23 Jan 1986

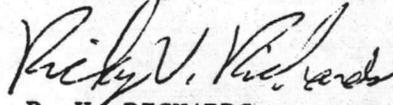
From: Commanding Officer  
To: Commander, Atlantic Division, Naval Facilities Engineering Command,  
Norfolk, VA 23511-6287 (Code 2022B)

Subj: MILCON PROJECT P-701; PROJECT DOCUMENTATION FOR

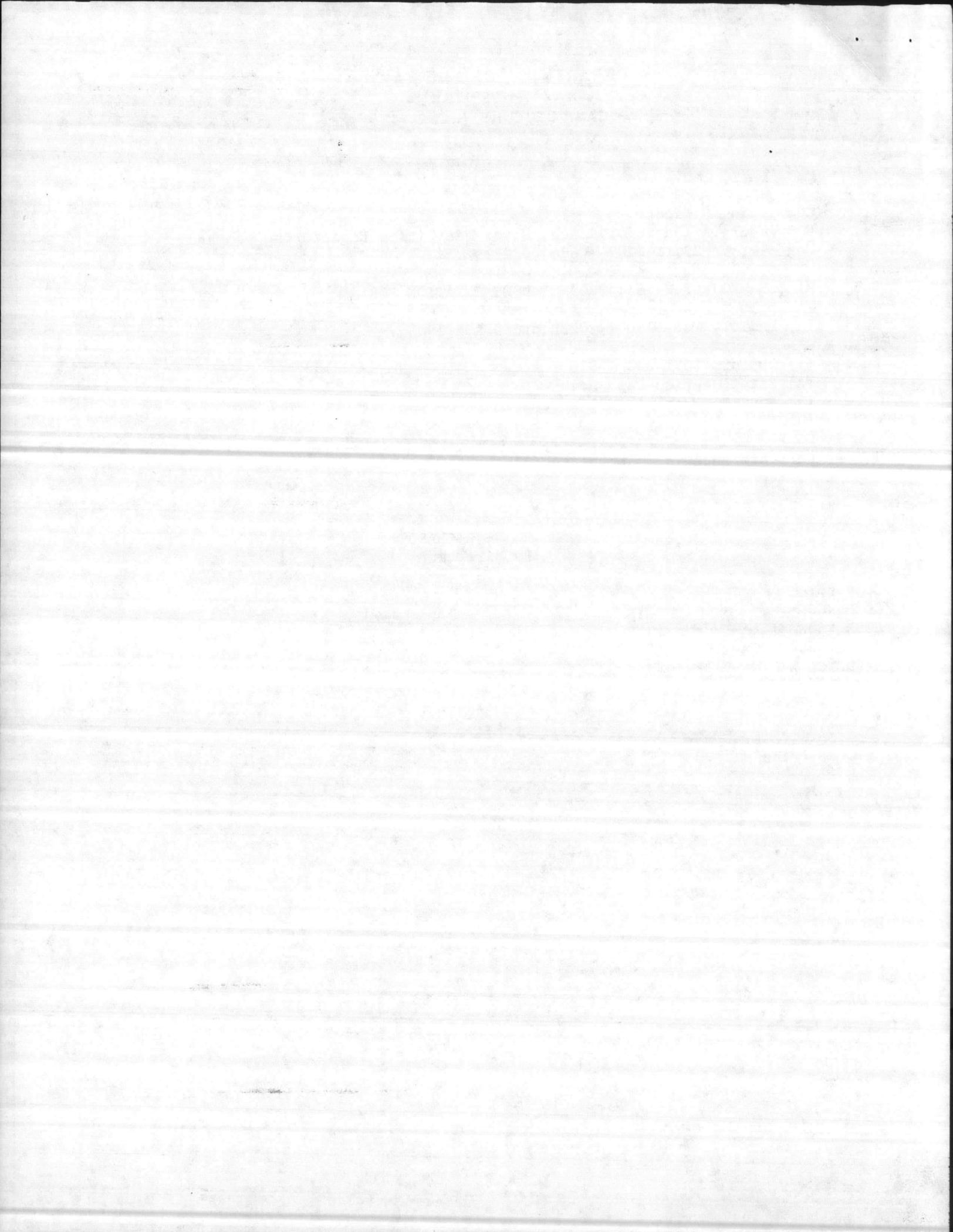
Ref: (a) LANTDIV ltr 11000, 2022B dtd 5 Aug 1985

Encl: (1) DD Form 1391 and 1391C  
(2) Site Location Map  
(3) Environmental Impact Assessment  
(4) Economic Analysis

1. As per reference (a), enclosure (1) through (4) are submitted.

  
R. V. RICHARDS  
By direction

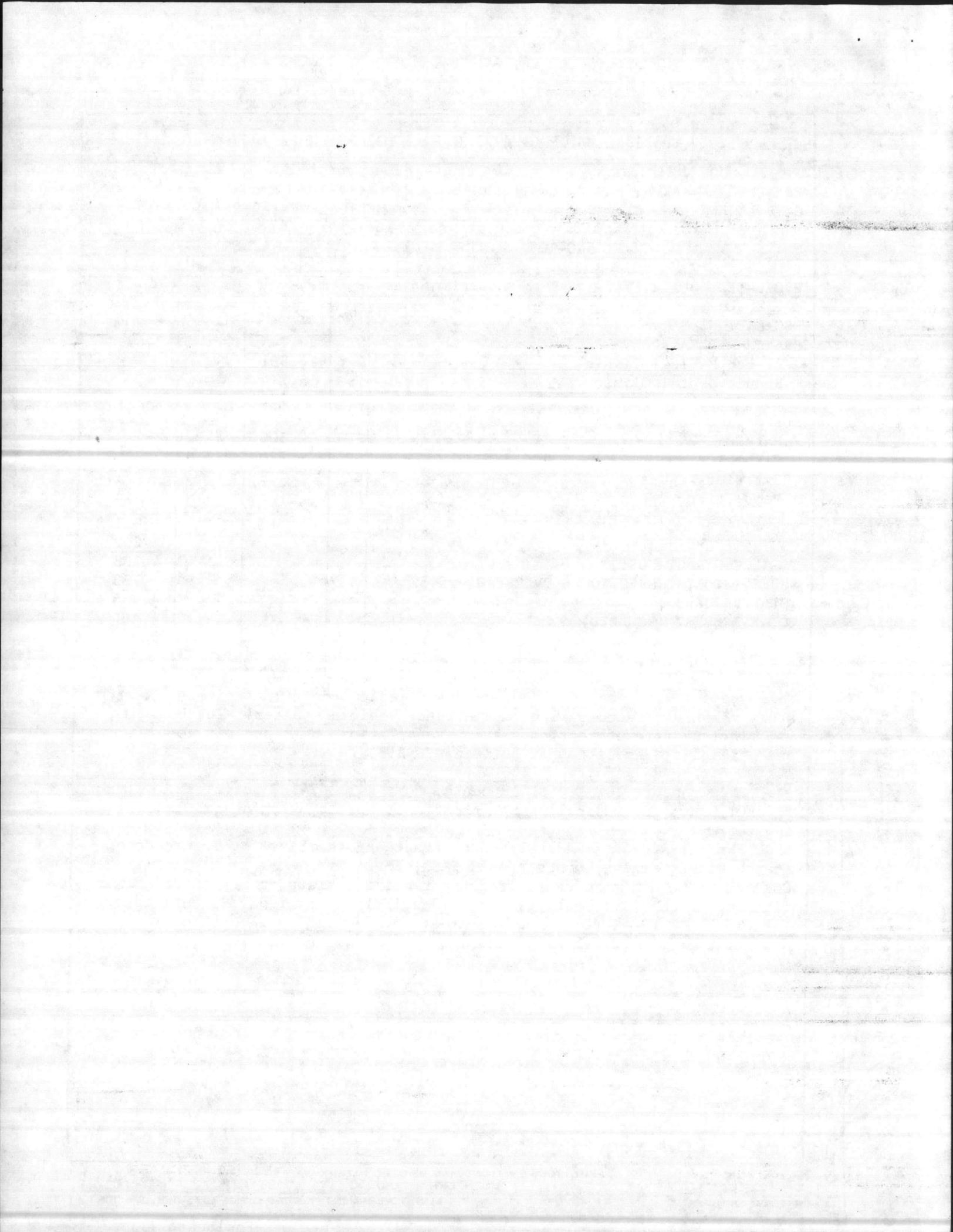
Copy to:  
COMMEDCOM  
COMMEDCOM MIDLANT  
COMNAVFACENGCOM  
NAVDENCLINIC CAMP LEJEUNE



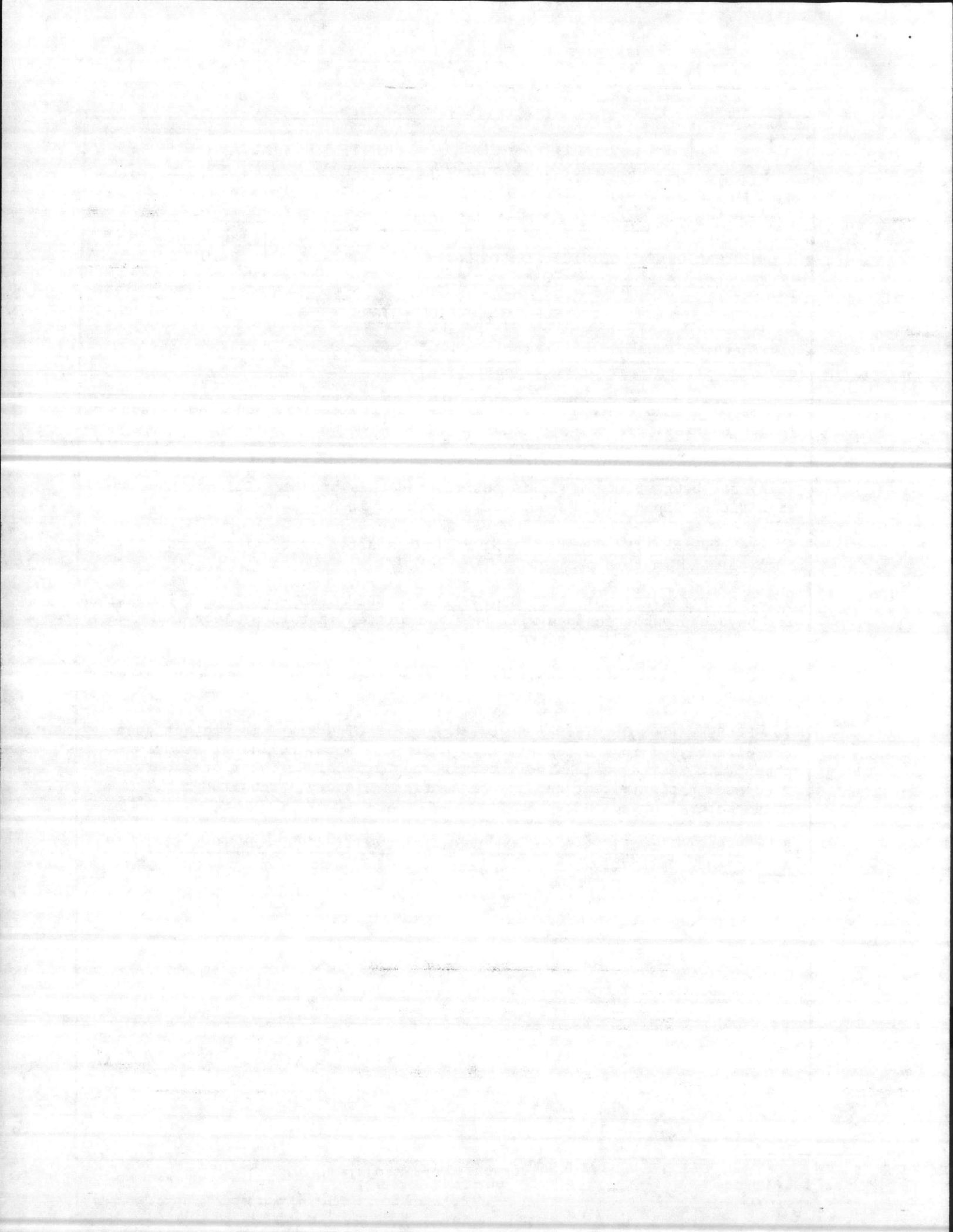
9. COMPONENT NAVY		FY 19__ MILITARY CONSTRUCTION PROJECT DATA			2. DATE 23 Jan 86	
3. INSTALLATION AND LOCATION FRENCH CREEK AREA, MARINE CORPS BASE, CAMP LEJEUNE, N. C.				4. PROJECT TITLE MEDICAL/DENTAL CLINIC		
5. PROGRAM ELEMENT		6. CATEGORY CODE 540-10	7. PROJECT NUMBER P-701		8. PROJECT COST (\$000) 4.465	
ESCALATED TO APR 1987				9. COST ESTIMATES		
ESCALATION: 8%		ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
BRANCH MEDICAL/DENTAL CLINIC			SF	30,745	120.00	3,689
Branch Medical Clinic				14,831		
Branch Dental Clinic				15,214		
Ambulance Garage			SF	700		
SUPPORTING FACILITIES						329
Parking			SF	2,500		
Sidewalks			SF	120		
Exterior Lights			EA	8		
Demolition			LS			13
SUBTOTAL						4,031
CONTINGENCY - 5%						202
TOTAL CONTRACT COST						4,233
SUPERVISION, INSPECTION & OVERHEAD - 5.5%						233
TOTAL REQUEST						4,466
TOTAL REQUEST (ROUNDED)						4,465
10. DESCRIPTION OF PROPOSED CONSTRUCTION						
This project will provide a consolidated medical-dental clinic in a single story masonry structure with an emergency vehicle shelter. The building will include fire protection system, ventilation, heat and air conditioning and utilities; demolition of Building FC 313.						
Air Conditioning Required: 120 Tons						
11. Requirement: 0 SF Adequate: _____ 30745SF Deficient						
<u>PROJECT:</u> Provide medical/dental treatment facility with an ambulance shelter.						
<u>REQUIREMENT:</u> Adequate medical/dental treatment facility for French Creek. French Creek Complex houses the 2d FSSG, FMFLANT.						
<u>CURRENT SITUATION:</u> No dental treatment clinic exists at French Creek nor is there an ambulance garage. The medical clinic is 14831 SF deficient.						
<u>IMPACT IF NOT PROVIDED:</u> Adequate treatment facility will not be available at the French Creek Area.						

Cost estimate and data certified as technically adequate.  
 5-27-86  
 Date  
 Vice Commander, LANTNAFACENR000

Enclosure (1)



1. COMPONENT NAVY	FY 19 <u>87</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 23 Jan 86
3. INSTALLATION AND LOCATION FRENCH CREEK AREA, MARINE CORPS BASE, CAMP LEJEUNE, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC	5. PROJECT NUMBER P-701	
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <ol style="list-style-type: none"> <li>1. <u>POLLUTION PREVENTION, ABATEMENT, and CONTROL</u>: This project will not cause additional air or water pollution.</li> <li>2. <u>FLOOD HAZARD EVALUATION</u>: Requirements of executive order No. 11296 (Flood Hazards) are not applicable.</li> <li>3. <u>ENVIRONMENTAL IMPACT</u>: The project Environmental Impact Assessment (EIA) has been written. It is anticipated this project will not have a significant impact on the environment nor is it highly controversial.</li> <li>4. <u>FALLOUT SHELTER CONSTRUCTION</u>: Fallout shelter protection is not incorporated in this project.</li> <li>5. <u>DESIGN FOR ACCESSIBILITY OF PHYSICAL HANDICAPPED PERSONNEL</u>: Provisions for physically handicapped will be incorporated in this project in accordance with ANSI standards.</li> <li>6. <u>USE of AIR CONDITIONING</u>: All "U" factors will be made to conform with DOD 4270.1-M.</li> <li>7. <u>PRESERVATION OF HISTORICAL SITES AND STRUCTURES</u>: This project does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American History, Archeology, Architecture, or culture.</li> <li>8. <u>"NEW START: CRITERIA for COMMERCIAL ACTIVITIES PROGRAM (OMB CIRCULAR A-76)</u>: Not Applicable.</li> </ol>		



ALTERNATIVE B

ECONOMIC ANALYSIS

Rehabilitation of FC313 and add on with additional square foot required

INVESTMENT COST:

CONSTRUCTION

a. One each single story building with masonry walls, spread footing foundation, utility connection, parking areas, sidewalks, ambulance shelter.

$$26,874 \text{ SF} \times 120/\text{SF} = 3,225,000$$

$$\text{Supporting Facilities} = 329,000$$

$$\underline{\$3,554,000}$$

b. Rehab existing medical clinic 3,871 SF

Add to the \$120 SF Construction Cost:

Cutting and Patching of Existing Construction	5%
Dust Protection	15%
Equipment Usage Curtailment	4%
Material Handling & Storage Limitation	2%
Protection of Existing Work	13%
Shift Work Requirements	10%
Temporary Shoring & Bracing	7%
	<u>56%</u>

$$\$120 \times 1.56 = \$187 \text{ SF}$$

$$3,871 \text{ SF} \times \$187 =$$

Total Rehab

$$734,000$$

Subtotal

$$\underline{4,288,000}$$

Contingency 5%

$$214,400$$

$$\underline{4,502,400}$$

Supervision, Inspection, Overhead 5.5%

$$247,632$$

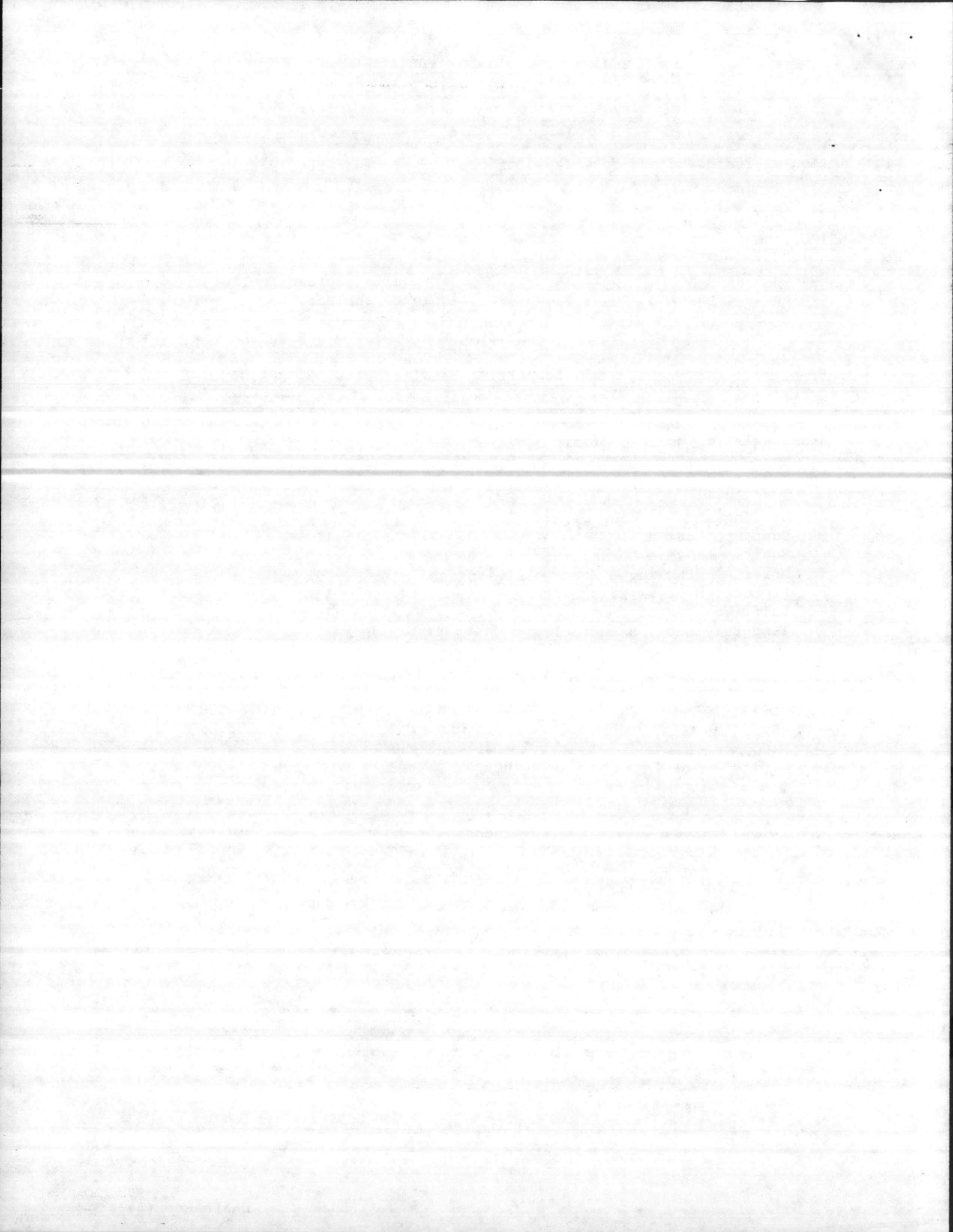
$$\underline{4,750,032}$$

Total Rounded

$$4,750,000$$

NET TERMINAL VALUE

$$4,750,000 \times 0.097 = 460,750$$



Environmental Impact Assessment (Contd)

- b. The proposed action will not have a potentially significant effect on:
  - (1) Traffic.
  - (2) Area appearance.
  - (3) Community facilities.
  - (4) Utilities.
  - (5) Land Management.

4. Alternatives to the Proposed Action: There is no feasible alternative.

5. Any Probable Adverse Environmental Effect Which Cannot be Avoided Should the Proposal be Implemented: No adverse effects on the environment are anticipated.

6. Relationship Between Local Short Term Uses of the Environment and the Maintenance and Enhancement of Long Term Productivity: Adverse effects on the environment, if any, will occur only during the construction period and these will not create permanent or long-lasting adverse effects. The proposed action will enhance the short-term use of resources. Long-term productivity will be enhanced by improvement in operational efficiency.

7. Irreversible and Irretrievable Commitments of Resources Which Would Be Involved in the Proposed Action Should It be Implemented: No significant irreversible or irretrievable commitment of resources.

8. Considerations that Offset the Adverse Environmental Effects. Not applicable.

9. Summary:

a. It is concluded that the proposed action will have no significant adverse effects on the environment.

b. There has not been, nor is there currently, any known controversy concerning the proposed action.



ALTERNATIVE A

ECONOMIC ANALYSIS

Construct New Clinic and Demolition of FC313

INVESTMENT COSTS:

Construction: One each single story building with masonry walls, spread footings foundation, utility connections, parking areas, sidewalks, ambulance shelter, and demolition of Building FC313.

4,465,000

NET TERMINAL VALUE

4,465,000 X 0.097 = 433,105



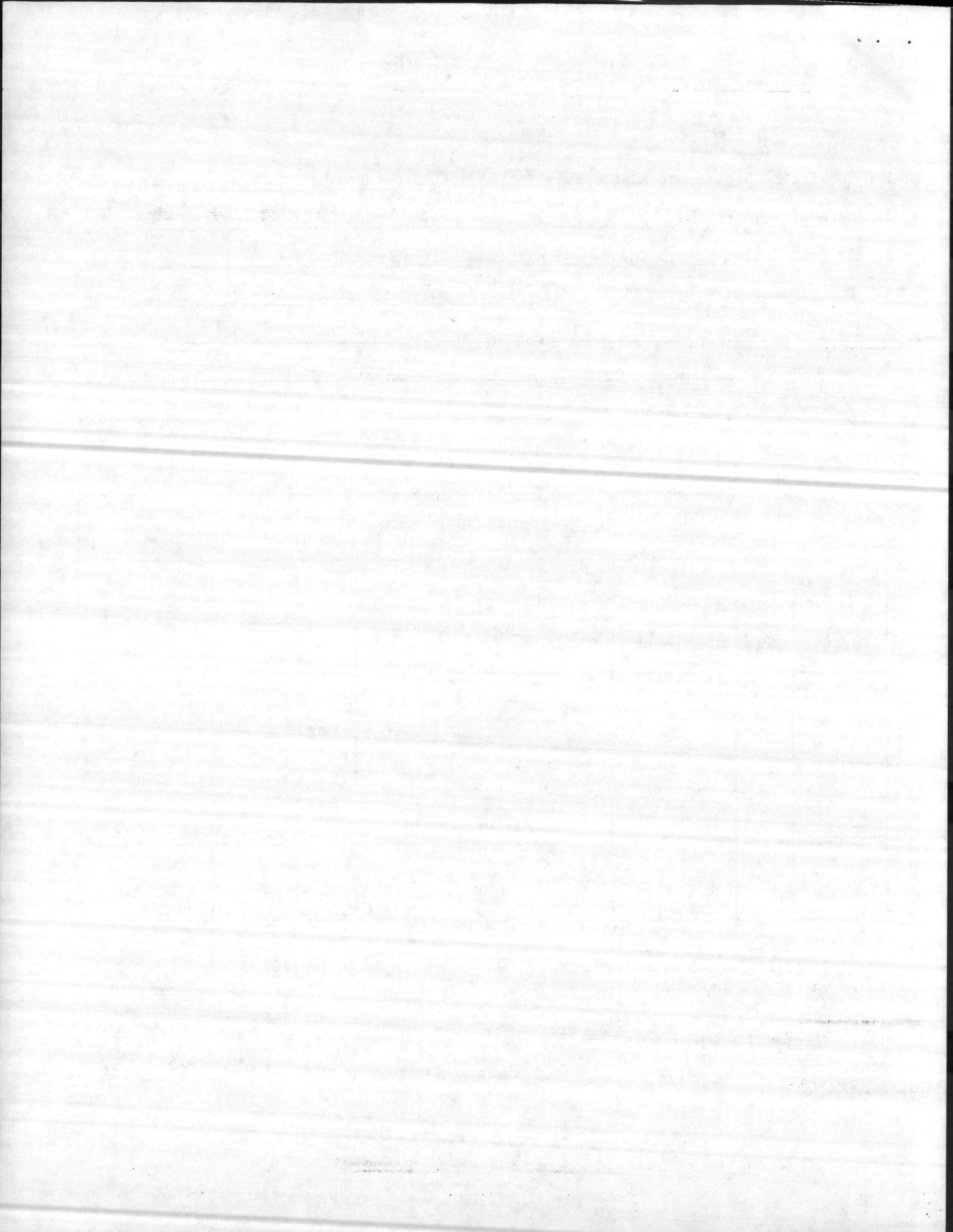
ECONOMIC ANALYSIS  
SUMMARY OF COSTS

1. Submitting Department of the Navy Component: Naval Medical Command
2. Date of Submission: 23 January 1986
3. Project Title: French Creek Medical/Dental Clinic
4. Description of Project Objective: Provide adequate medical/dental treatment facility for the French Creek Area
5. Alternative: A
6. Economic Life: 25 yrs

8. Program/Project Costs

7. Project Year(s)	a. Nonrecurring		b. Recurring Operations	c. Annual Cost	d. Discount Factor	e. Discounted Cost
	R&D	Investment				
1-25		4,465,000		4,465,000	1.00	4,465,000
9. TOTALS					9.524	4.465,000

10a. Total Project Cost (discounted)	4,465,000	
10b. Uniform Annual Cost (without terminal value)		<u>468,816</u>
11. Less Terminal Value (discounted)	<u>433,105</u>	
12a. Net Total Project Cost (discounted)	4,031,895	
12b. Uniform Annual Cost (with terminal value)		<u>423,341</u>

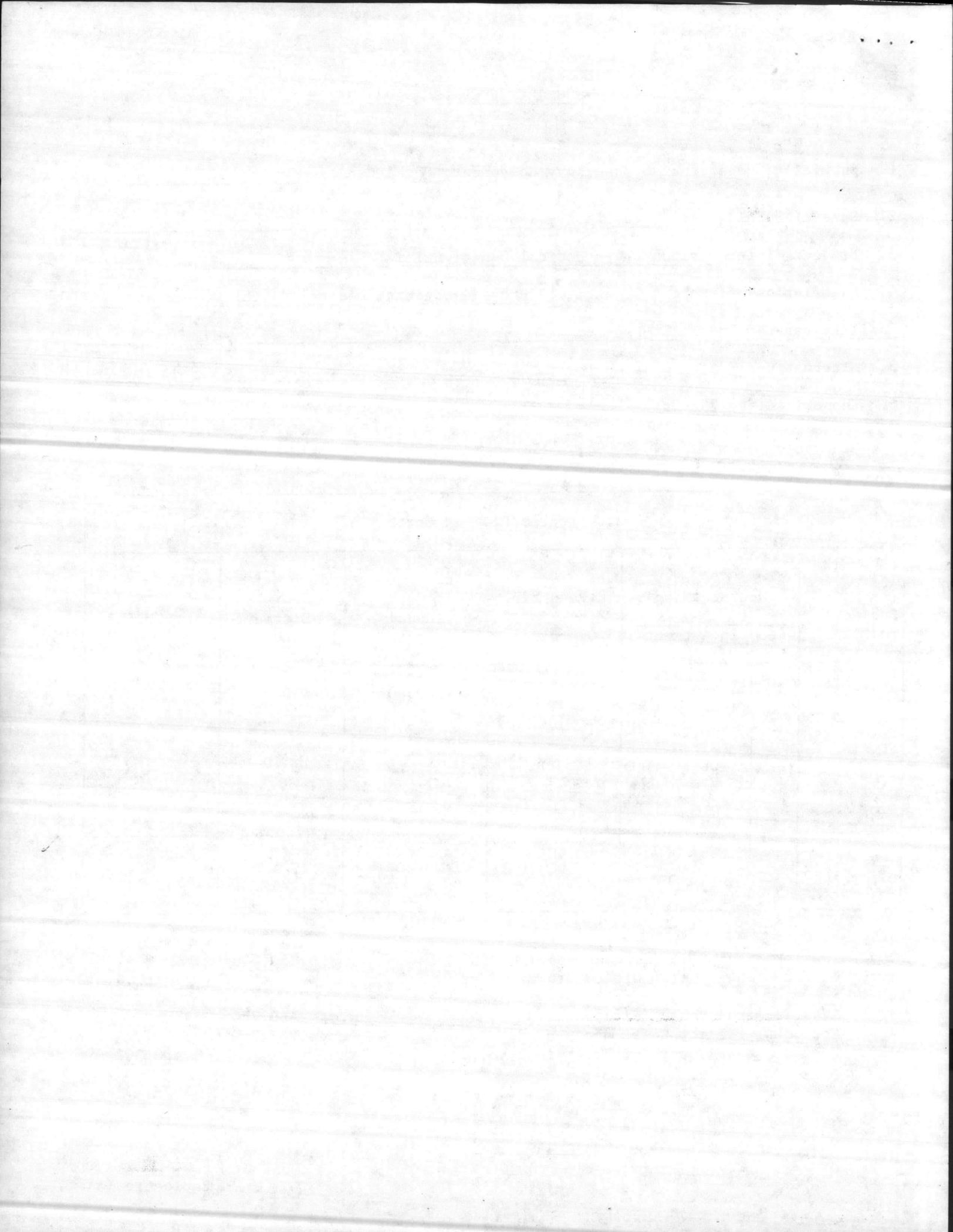


ECONOMIC ANALYSIS  
SUMMARY OF COSTS

1. Submitting Department of the Navy Component: Naval Medical Command
2. Date of Submission: 23 January 1986
3. Project Title: French Creek Medical/Dental Clinic
4. Description of Project Objective: Provide adequate medical/dental treatment facility for the French Creek Area
5. Alternative: B
6. Economic Life: 25 yrs

8. Program/Project Costs						
7. Project Year(s)	a. Nonrecurring		b. Recurring Operations	c. Annual Cost	d. Discount Factor	e. Discounted Cost
	R&D	Investment				
1-25		4,750,000		4,750,000	1.00	4,750,000
9. TOTALS					9.524	4,750,000

10a. Total Project Cost (discounted)	4,750,000	
10b. Uniform Annual Cost (without terminal value)		<u>498,740</u>
11. Less Terminal Value (discounted)	<u>460,750</u>	
12a. Net Total Project Cost (discounted)	4,289,250	
12b. Uniform Annual Cost (with terminal value)		<u>450,362</u>





DEPARTMENT OF THE NAVY  
ATLANTIC DIVISION  
NAVAL FACILITIES ENGINEERING COMMAND  
NORFOLK, VIRGINIA 23511-6287

TELEPHONE NO.  
444-9702

IN REPLY REFER TO:

N62470-85-R-7944  
09A2114

23 JUN 1987

Six Associates, Inc.  
P. O. Box 5594  
Asheville, North Carolina 28813

Re: A&E Contract N62470-85-R-7944, FY 87 MCON Project P-701,  
Medical/Dental Clinic, French Creek, Marine Corps Base, Camp  
Lejeune, North Carolina

Gentlemen:

It is our intention to change order the referenced contract to develop an Operating Manual for FY 87 MCON Project P-701, Medical/Dental Clinic, French Creek, Marine Corps Base, Camp Lejeune, North Carolina. Enclosure (1) defines the scope of work and is forwarded to assist you in the preparation of a fee proposal.

Enclosure (2) provides the format of fee submission. Your fee proposal should be submitted within 14 calendar days after receipt of this letter and should be accompanied by the supporting information you developed in preparing it.

For further information, please contact Mrs. L. A. Rapp, Atlantic Division, Naval Facilities Engineering Command, Norfolk, Virginia, telephone 444-9667, area code 804.

This letter is not intended as a commitment by the Government, and any expense incurred in preparation of the fee proposal is your responsibility. A change order award will await successful completion of fee negotiations.

Sincerely,

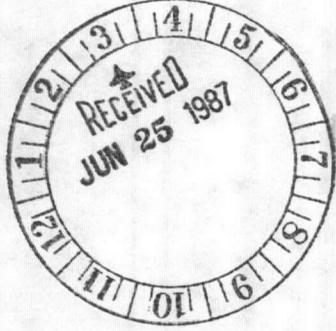
JAMES R. WOOD, P.E.  
Stateside Section Head  
Acquisition Project Management Office  
By Direction of the Commander

Encl:

- (1) Appendix A dtd 17 Jun 1987
- (2) A&E Fee Proposal Submittal

Blind copy to:

MCB Camp Lejeune (w/encl (1) only)



By Direct of the Controller  
Registration Section, Westchester County Office  
Suffolk County, New York

FBI

1. A&E Contract No.: N62470-85-C-7944  
 Construction Contract No.: N62470-85-B-5214

Project Title/Location: FY 87 MCON Project P-701, Medical/Dental Clinic,  
 French Creek, Marine Corps Base, Camp Lejeune, North Carolina

Attachments:

- (a) Scope of Work for Operating Manual dated 5 June 1987
- (b) Generic Contents of Operating Manual dated 5 June 1987

2. LANTNAVFACENGCOM Project Manager/Telephone:

Mrs. L. A. (Lee Anne) Rapp, Code 09A2114/804-444-9702

LANTNAVFACENGCOM Engineer-in-Charge (EIC)/Telephone:

Lindell Davidson/804-444-9789

4. Services Required: Operating Manual

5. Fees and Options:

Engineering Services \_\_\_\_\_

TOTAL CHANGE ORDER VALUE: \_\_\_\_\_

6. Proposed Milestones: See attachment (a).
7. Scope Description: See attachments (a) and (b).
8. Project Submittal Distribution:

LANTNAVFACENGCOM

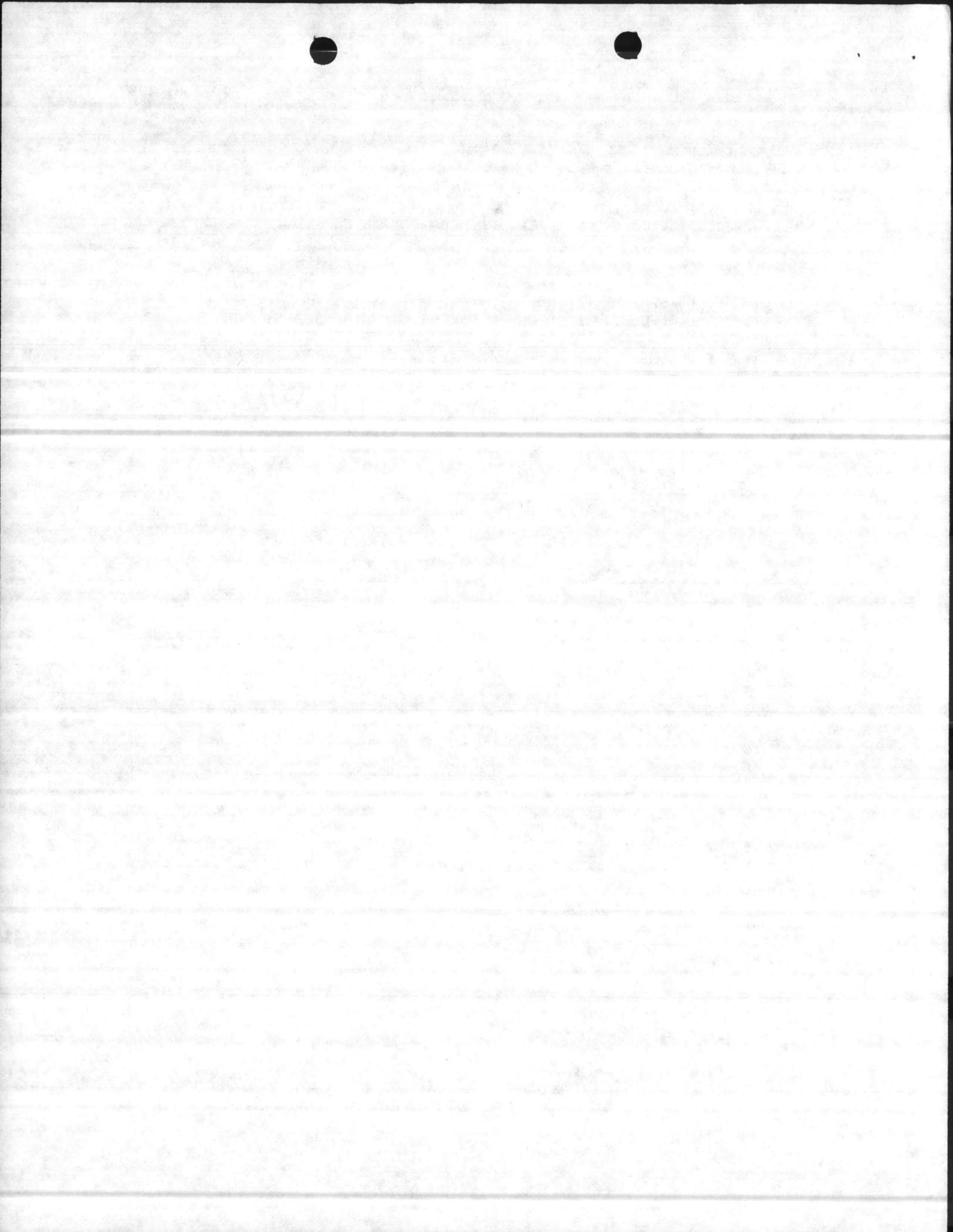
Concept Manual	2
Prefinal Manual	2
Final Manual	3

MAILING ADDRESSES: DIRECT DISTRIBUTION TO ADDRESSEE BY A&E IS REQUIRED

LANTNAVFACENGCOM

Commander  
 Atlantic Division  
 Naval Facilities Engineering Command  
 Norfolk, Virginia 23511-6287

Attn: Code 09A2114, Mrs. L. A. Rapp



9. Submittal of Invoices:

a. When to Invoice:

TO SIMPLIFY INVOICE PROCEDURES, WE PREFER THAT YOU INVOICE UPON COMPLETION OF REGULARLY SCHEDULED SUBMITTALS (CONCEPT, PREFINAL (90%), 100%).

b. How to Invoice:

Requests for payment consist of two parts, A and B, which should be forwarded as follows:

Part A (Invoice): (Refer to A&E Guide)

All invoices must contain the following:

- (1) Invoice (with original signature)
- (2) Contract Performance Statement (1 copy)
- (3) Affidavit (with original signature)
  - (a) Notary signature required for Virginia firms.
  - (b) Notary signature and notary stamp or raised seal required for firms located out of the State of Virginia

Submit all invoices to:

Commander (Code O9A24)  
Atlantic Division  
Naval Facilities Engineering Command  
Norfolk, Virginia 23511-6287

Part B (Supporting Documents): (Submit 10 days prior to Part A)

Supporting documents must contain the following:

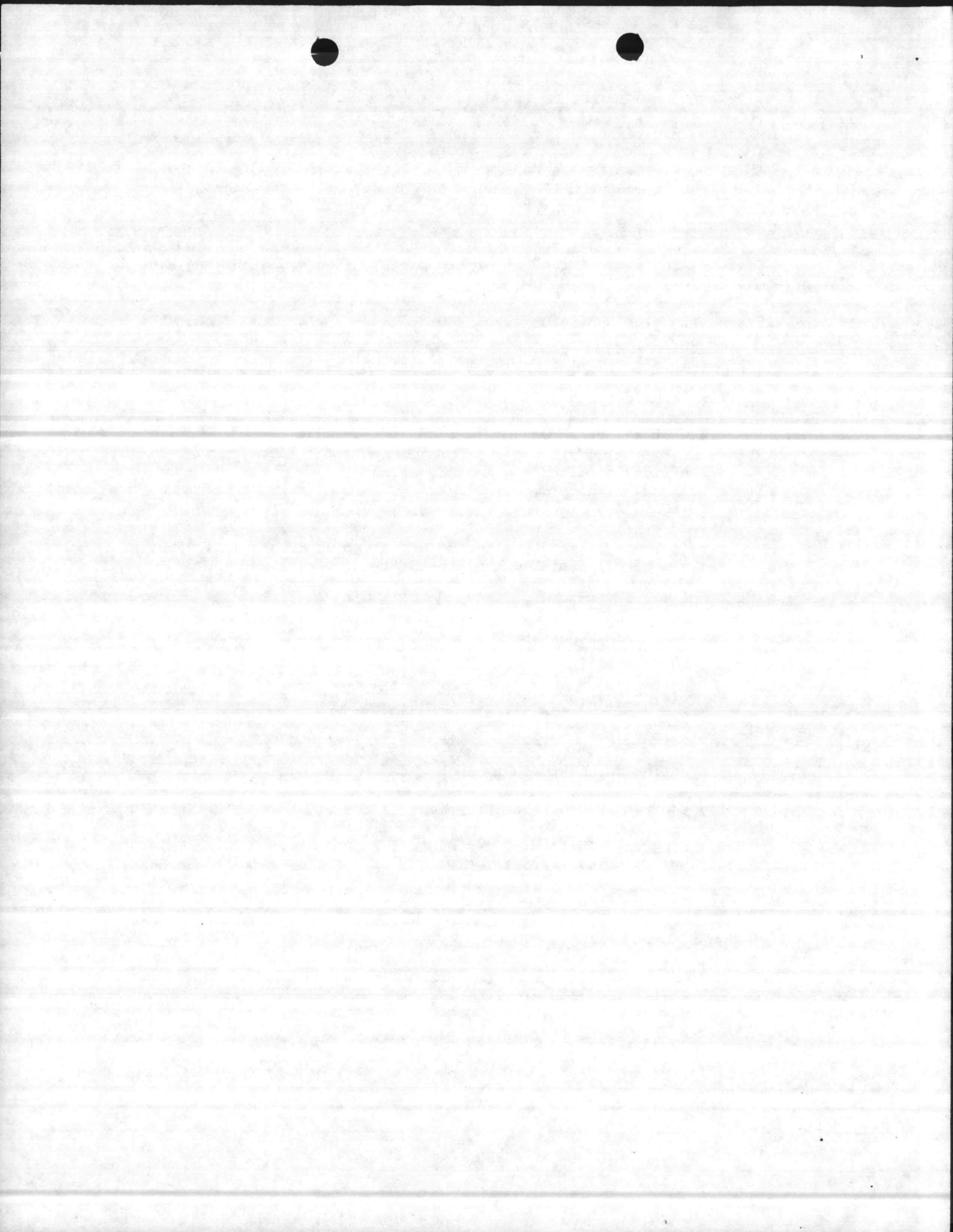
- (1) Contract Performance Statement (2 copies)
- (2) Progress submittals - evidence supporting your work completed (i.e., copy of plans, studies, reports, field notes, minutes of meetings held).

Submit all supporting documents to:

Commander (Code \*)  
Atlantic Division  
Naval Facilities Engineering Command  
Norfolk, Virginia 23511-6287

\*Call Project Manager for Designated Code.

c. REQUESTS FOR PAYMENT RECEIVED WITHOUT SUPPORTING DOCUMENTS WILL BE RETURNED UNPAID.



SCOPE OF WORK  
FOR  
OPERATING MANUAL FOR  
FY 87 MCON PROJECT P-701  
MEDICAL/DENTAL CLINIC (FRENCH CREEK)  
MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA

5 June 1987

1. General Requirements. The purpose of the work is to provide an Operating Manual for the Medical/Dental Clinic (French Creek), Marine Corps Base, Camp Lejeune, North Carolina.

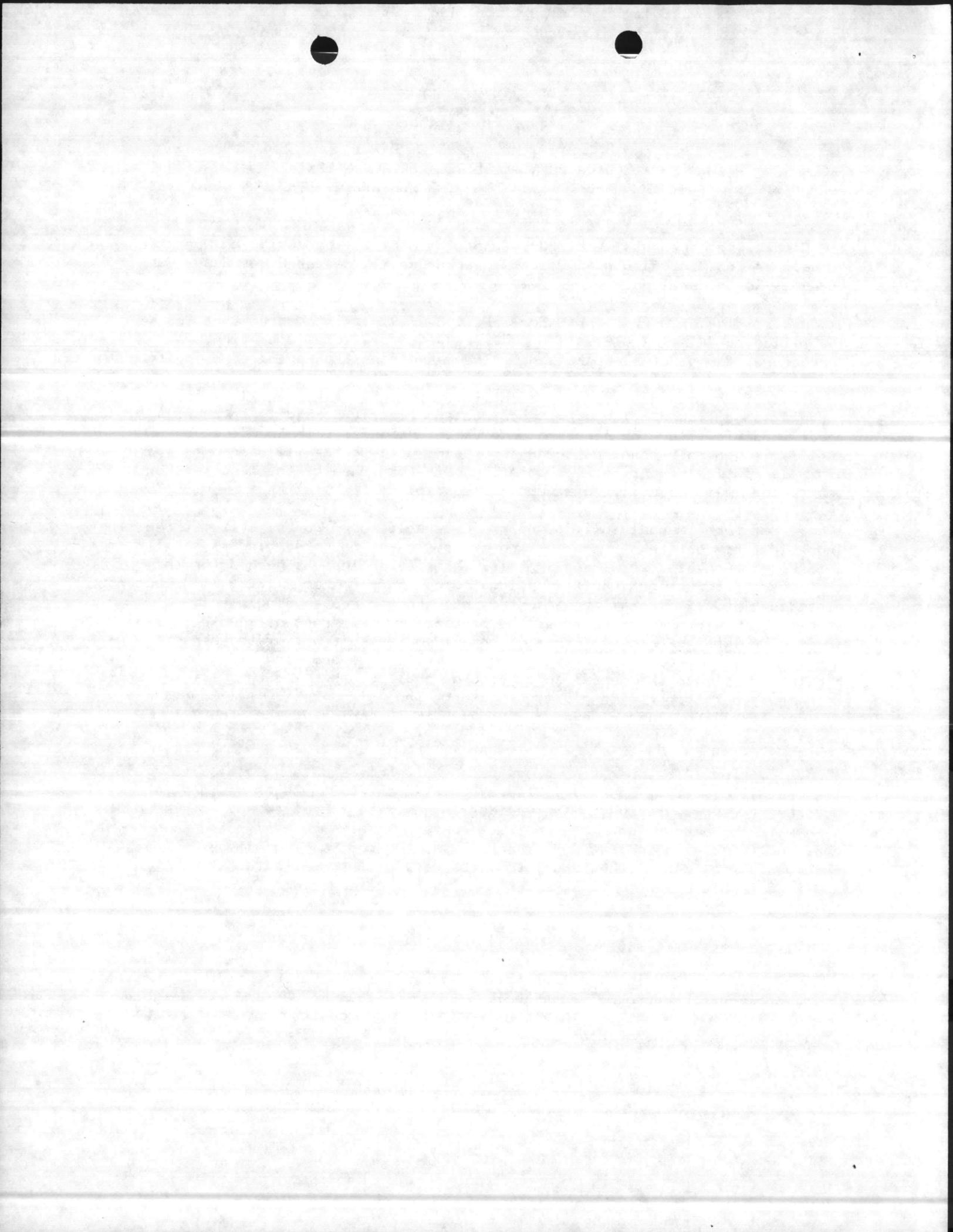
2. Description of Work. The manual shall be divided into three sections identified as "Systems Discussion", "Procedures for Normal Operation", and "Procedures for Abnormal Operation". The manual shall be prepared using the system approach to include the systems listed on Attachment (a). The generic contents of the manual is provided on Attachment (b). The manual is to be factual, specific, concise, comprehensive and clearly worded to be readily understandable to a high school or equivalent graduate with knowledge of applicable general technical theory and terms used in the field and who has minimal practical experience. Operating data furnished by the construction contractor is to be utilized as much as possible.

3. Format. The manual shall be bound in durable, hard-cover, white, three-ring loose leaf binders that are water and grease resistant. The binders shall be for 8 1/2" x 11" sheet size with a 3" thick capacity or less as needed for the contents. Instruction sheets, drawings, etc., larger than 8 1/2" x 11", but not exceeding 16" x 22", shall be inserted into the binders as single fold out sheets. A table of contents shall be provided in the front as single fold out sheets. A label of contents shall be provided in the front of the binder. The manual shall be properly identified on the front face and ring end of the binder. Sheets in the manual shall be high quality paper and the dividers shall be a heavy duty paper with plastic reinforced holes and tabs. All sheets and dividers shall be plastic covered. Provide three copies of the manual in English.

4. Validation. The operation procedures shall be validated at the site against the installed systems for all listed systems in the presence of designated Government representatives. The validation shall be scheduled and completed at a time mutually agreeable to the contractor of this tasking, designated Government personnel (including operating personnel) and the contracting officer. Any recommended changes to the manual shall be made by the contractor at no additional cost prior to final acceptance by the contracting officer. Provide space in manual for validation signatures.

5. Submittal Requirements.

a. Concept Submittal (Two copies required) - The purpose of this submittal is to present for approval, an overall plan to be followed during the on-going preparation of the manual. This submittal will include, but not be limited to providing the following information:



(1) Identify by name all systems that will be addressed in the manual.

(2) Provide the format of the manual and include the following:

(a) Sample three-ring loose-leaf binder show the title as it will appear on the front face and also on the ring end of the binder.

(b) Provide a sample divider.

(c) Provide samples showing the quality of paper and the quality of reproduction proposed.

(d) Select one system of moderate complexity and partially develop the various operating aspects of the system. This development should have sufficient depth to clearly demonstrate the arrangement and level of detail proposed for all systems that will be included.

(e) Other documents which, in the contractor's judgement, should be submitted for approval.

b. Prefinal Submittal (Two copies required) - The manual at 90 percent completion. Inexpensive binders are acceptable for this submittal.

c. Final Submittal (three copies required) - The complete manual reflecting any changes required by the field validation process.

6. Submittal Schedule.

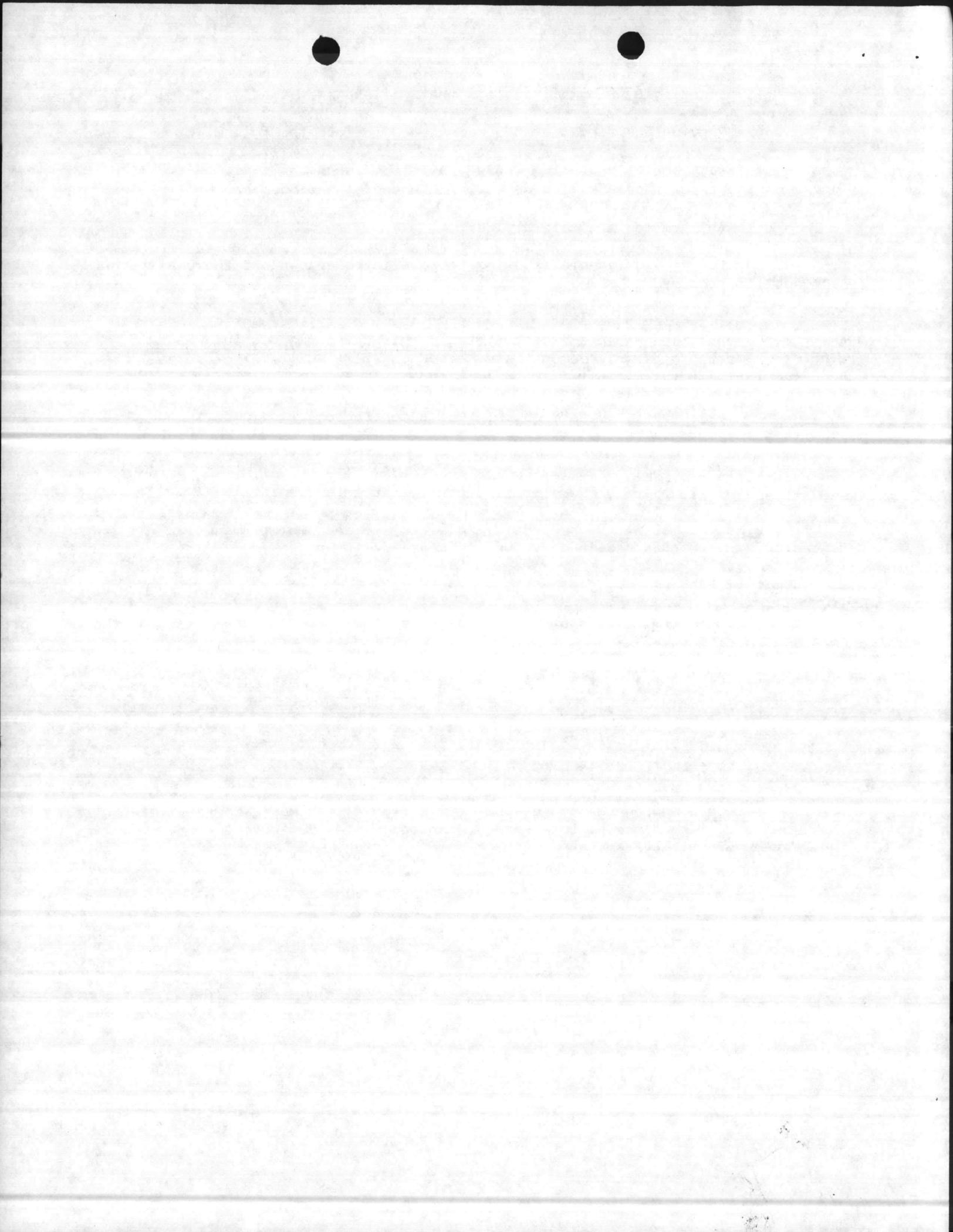
a. The submittal date shown is the day the item is due at the office of the contracting officer.

(1) Concepts submittal - 60 calendar days after construction contract award.

(2) Prefinal submittal - 90 calendar days before B.O.D.

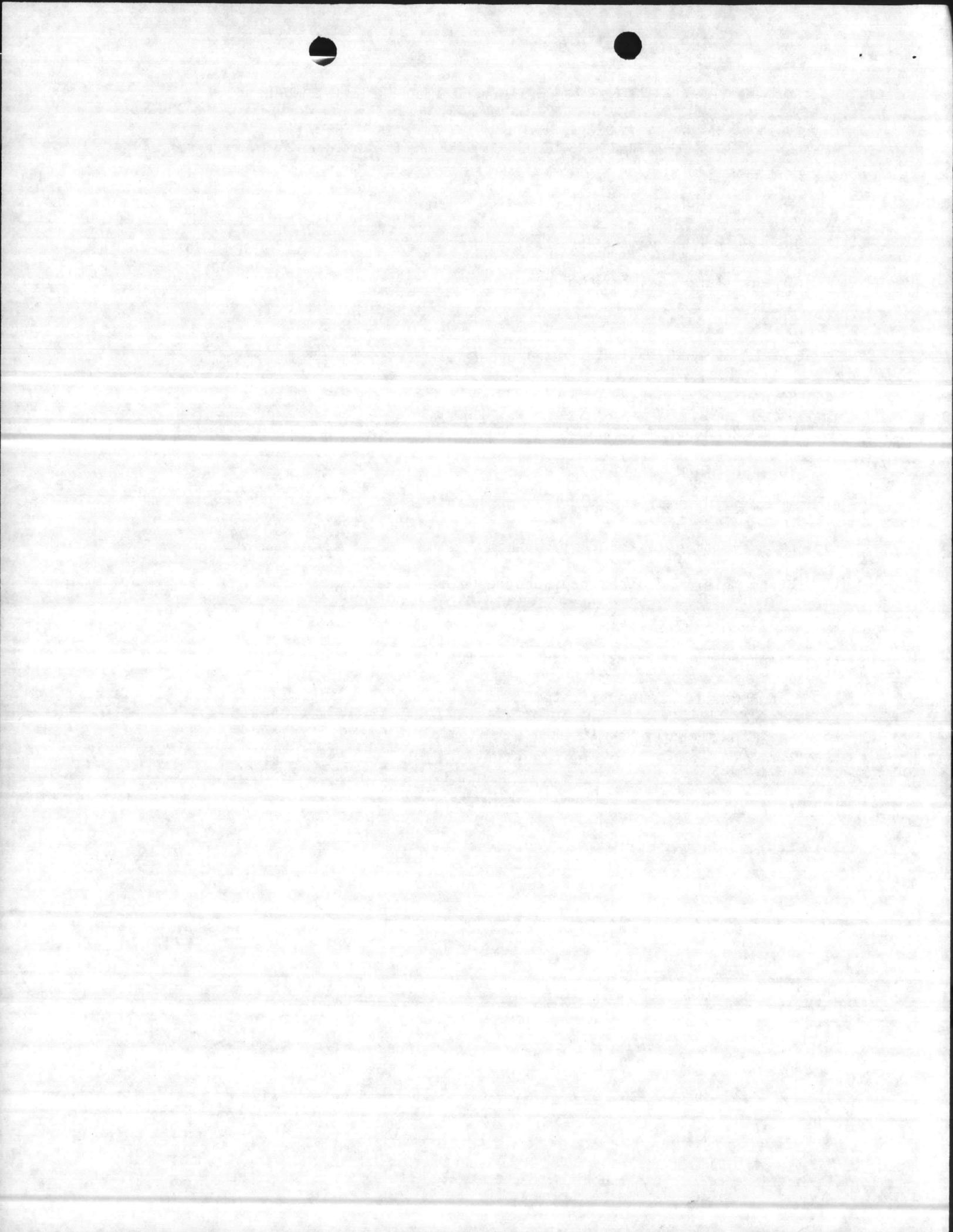
(3) Final submittal - 14 calendar days before B.O.D.

b. Notwithstanding the above submittal schedule, all work and services shall be completed as needed to assure economical, safe, life cycle operation of the systems by the Government.

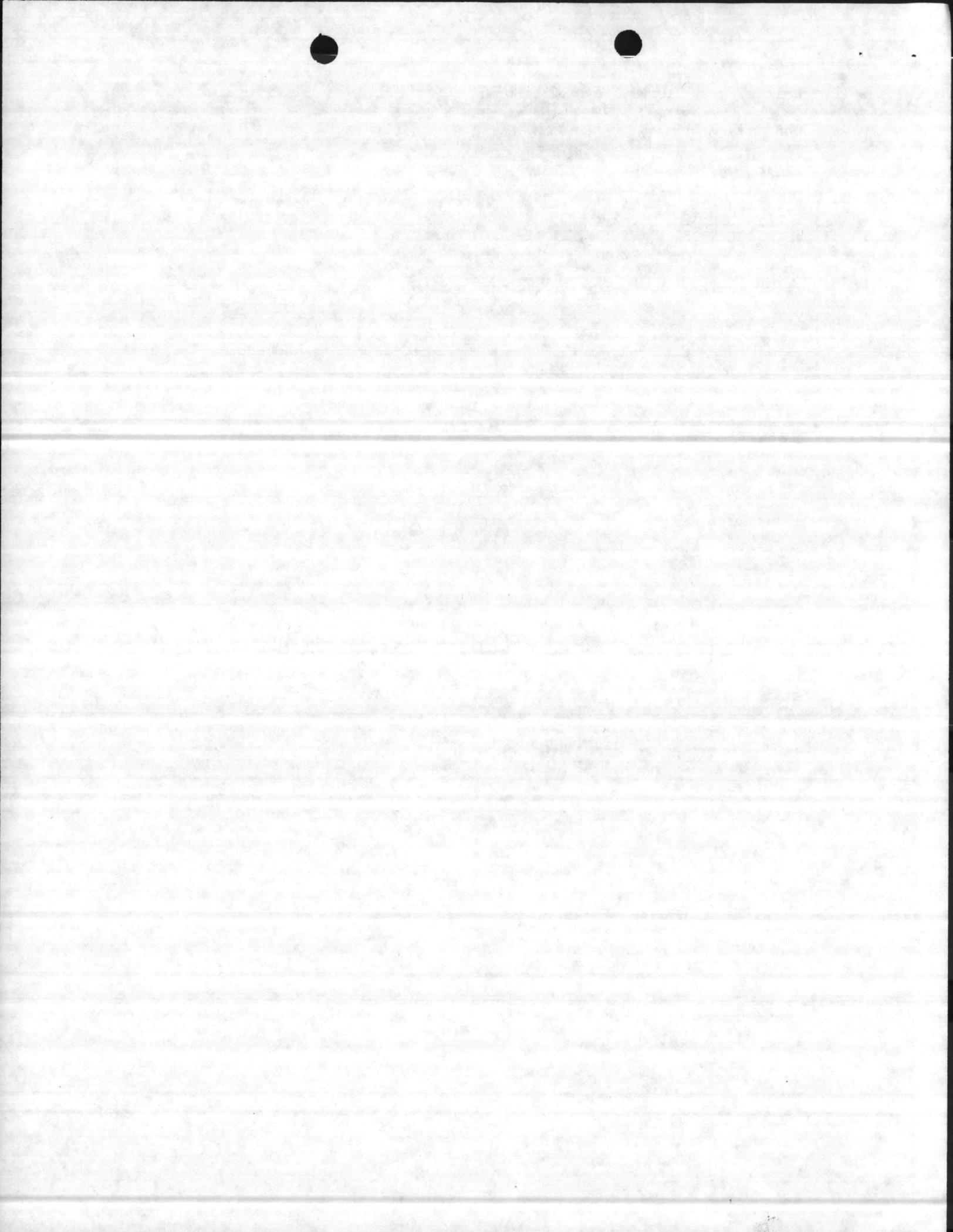


SYSTEMS TO BE INCLUDED IN OPERATING MANUAL  
FOR  
MEDICAL/DENTAL CLINIC (FRENCH CREEK)  
MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA

1. Roof top HVAC Units PHCU-1 & 2
2. Heat Pump HVAC Unit SSHP -1
3. Exhaust fans EF-1 thru EF-22
4. Steam humidifier H-1
5. Hot water pumps P-1 & P-2 and bypass relief system
6. Condensate pump P-3
7. Heat exchanger C-1
8. Fume hoop and make-up air units MAU-1 & 2
9. Automatic control system (all equipment)
10. EMCS system data terminal cabinet
11. Steam meter and steam pressure reducing valve
12. Chemical feed systems
13. Diaphragm type expansion tank including appurtenances
14. Air and water balance system
15. Existing manhole No. 16
16. Sump pump
17. Domestic water heaters including appurtenances
18. Medical/dental duplex air compressor system
19. Medical/dental duplex vacuum system
20. Medical/dental duplex evacuation pump system
21. Domestic water filter system
22. Sprinkler system
23. L. P. gas system
24. Demineralized water system



25. Primary transformers and switchgear
26. Door alarm system
27. Paging music system
28. Fire alarm system
29. Nurse call system
30. Cable TV system



GENERIC CONTENTS OF OPERATING MANUAL  
FOR  
MEDICAL/DENTAL CLINIC (FRENCH CREEK)  
MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA

5 June 1987

Section I - Systems Discussion

Description by systems of unusual and important aspects of the design which would be of value to the occupants and operators. This should include suggested ways of modifying systems for expansions and equipment relocation. Any provisions for expansion incorporated in original designs should be quantified. Energy conserving features should be discussed. Any unusual safety precautions, which the occupants or operators should take, should be described by system, including a listing of safety equipment or special clothing they should have or wear. Control strategies shall be discussed for unusual or complex control systems.

Section II - Procedures for Normal Operation

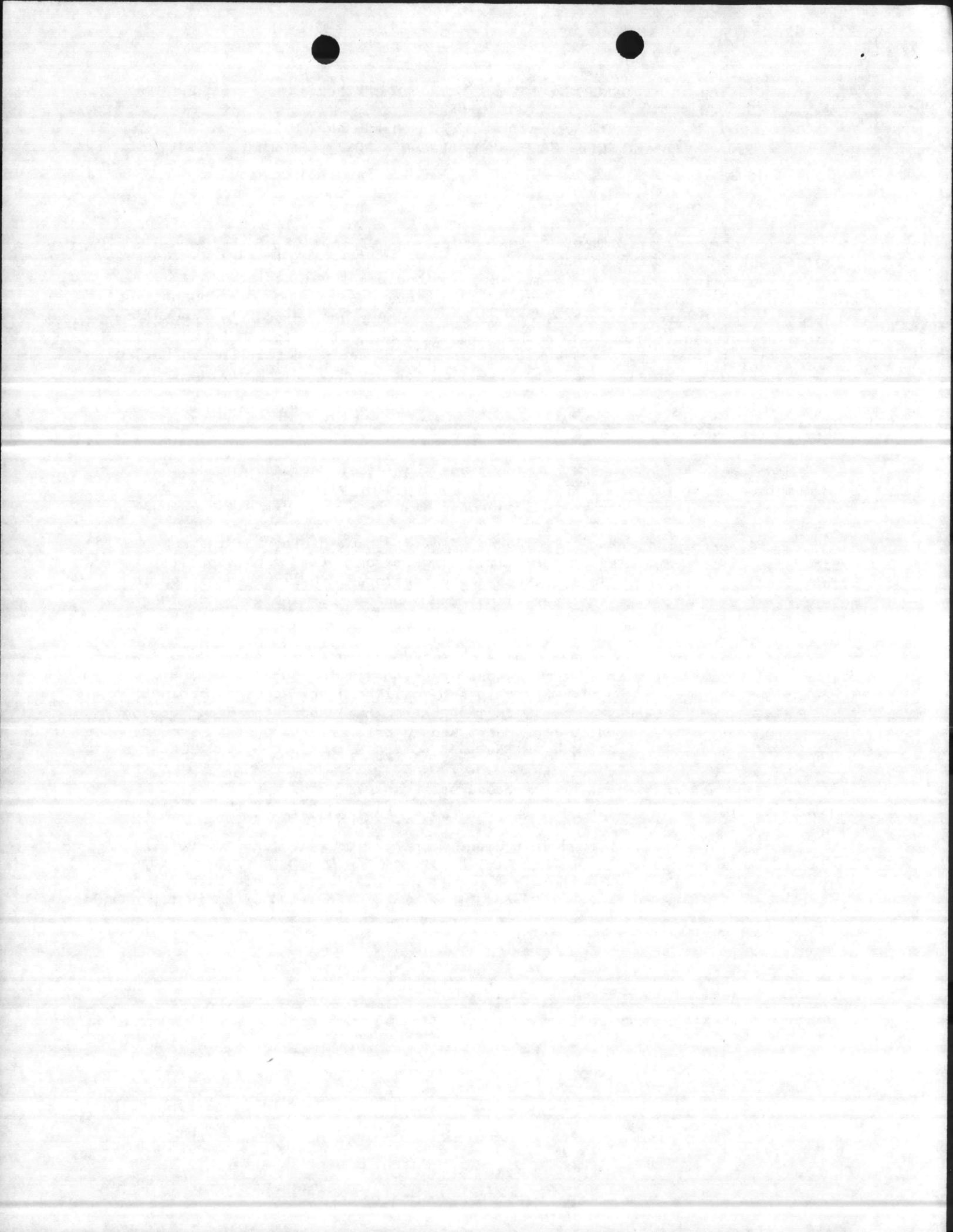
Upon preparation of construction plans and specifications, the following information by system shall be prepared. Under some situations, it may be necessary to wait for approval of major equipment and control shop drawings.

a. Floor plans, schematic diagram, flow diagram, piping and instrumentation diagrams, single line diagrams or ladder diagrams on letter size paper (if feasible) from original plans or separately developed, shall be furnished in sufficient depth to make the operational procedures clear and easy for the operator to follow.

b. Normal start-up operational and shut down procedures shall be described in detail by system, with specific cross reference to the above diagrams. Every operational component and item of equipment shall be specifically described in this discussion. Discussion shall include both manual and automatic procedures and sequences. The automatic procedures should describe the control sequence and how this fulfills the control strategy.

c. Any special change-over procedures because of equipment operation, day-night changes, or seasonal changes shall be discussed by system.

d. Listing of all normal instrument, control, or equipment set-points, or readins, with ranges where appropriate, by system, In order to maintain safe and efficient operation. Where these set-points are likely to change because of variations in building's occupancy or utilization, discussion of basis for change should be discussed, i. e., outside air quantity.



e. Listing of all readings and data which operators should record, and frequency of recording.

f. Listing of any equipment deemed to require full-time or frequent operational checks by system. Describe what aspects of equipment require the checks.

g. Listing of all information and control points to be relayed back to central EMCS systems, including function and purpose.

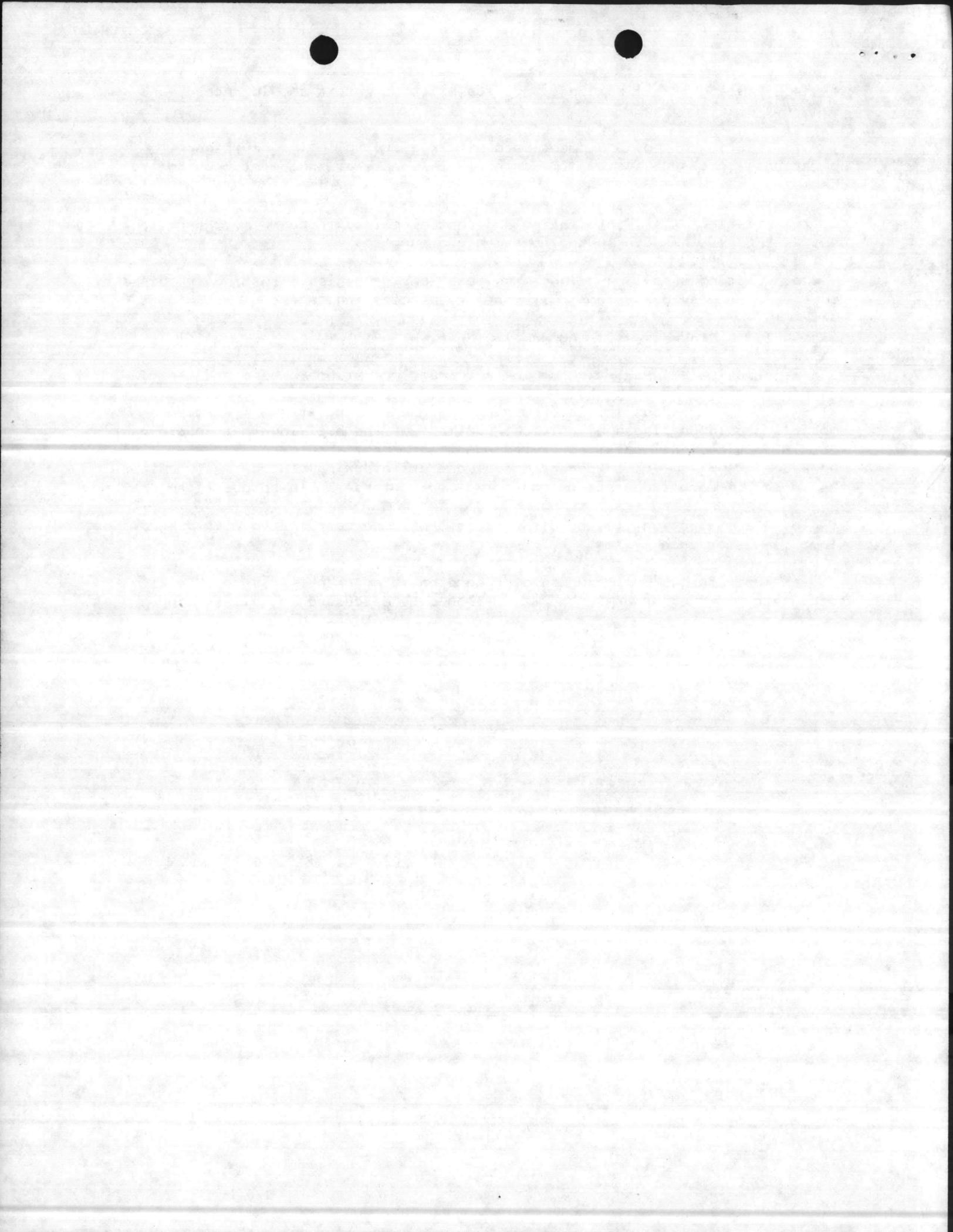
h. Listing of all re-balance, calibrations or periodic testing (required by Codes or otherwise by systems, with the frequencies indicated.

### Section III - Procedures for Abnormal Operation

a. Provide a description of any alternate operational modes and the procedures which should be followed to achieve these modes, in event of equipment malfunctions, hazardous spills or other contingencies by system. Particular emphasis should be placed on critical portions of the building that should be kept in service. All parallel or redundant equipment should be discussed. Also, where designs allow for temporary manual operation during control malfunctions, the manner of manual operation and control parameters should be described.

b. As in Section II, the discussions should be coordinated with diagrams or floor plans for each system.

c. Any changes in frequency of recording data, checking systems, making tests, etc., during abnormal operation should be discussed in this section.



"PRELIMINARY"

1 FEB 1985

1. COMPONENT NAVY	FY 1987 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 8 JAN 85
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3. INSTALLATION AND LOCATION Marine Corps Base Camp Lejeune, NC 28542	FRENCH CREEK	4. PROJECT TITLE Medical/Dental Clinic Facility
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5. PROGRAM ELEMENT	6. CATEGORY CODE 550-10	7. PROJECT NUMBER P-701	8. PROJECT COST (5000) <del>4,319.4</del> 4,050
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OK  
2/4/85  
JSP

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (5000)
Escalation: 9% Escalated to CLINIC 1 Apr 1987				
Branch Medical/Dental Facility	SF	28,000	140.75	3,941
Branch Medical Clinic	SF	17,050	20	3,360
Branch Dental Clinic	SF	15,250		<del>3,050</del>
Ambulance Garage	SF	700		18
Supporting Facilities	Allow			300
Parking	SY	2,500		15
Sidewalks	SY	120		2
Exterior Lights	EA	8		1
Site Improvement	LS			3
Subtotal			3,660	4,969
Contingency 5%			183	218
Total Contract Cost			3,843	4,587
Supervision, Inspection Overhead 5.5%			212	252
Total Request			4,055	4,839
Total Rounded			4,050	4,800

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10. DESCRIPTION OF PROPOSED CONSTRUCTION

The project will provide a consolidated medical-dental clinic in a single story masonry structure with an emergency vehicle garage. The building should include fire protection system, ventilation (heat and air conditioning) and utilities. AC TONS

Requirements: 3871 SF Adequate: 26,874 SF Deficient  
 Project: Provide medical/dental treatment facility with an ambulance garage  
 Requirements: Adequate medical/dental treatment facility for French Creek. French Creek Complex houses the 2d FSSG, FMFLANT.  
 Current Situation: No dental treatment clinic exists at French Creek nor is there an ambulance garage. The medical clinic is 10,960 SF deficient.  
 Impact if Not Provided: Adequate treatment facility will not be available to 2d FSSG at French Creek.  
 Additional: This project will not impact on a building structure or area of possible historical significance.

A Preliminary Environmental Impact is submitted as an enclosure.  
 Site approval is submitted as an enclosure.  
 A site map showing location of building and proximity to utilities is sent as an enclosure.



1. COMPONENT **NAVY** **FY 84 MILITARY CONSTRUCTION COST DATA** 2. DATE

3. INSTALLATION AND LOCATION  
**FRENCH CREEK**  
 Marine Corps Base, Camp Lejeune, NC 28542

4. PROJECT TITLE **Medical/Dental Clinic Treatment Facility** 5. PROJECT NUMBER **P-701**

SUPPLEMENTAL SHEET TO PRELIMINARY DD Form-1391

A. UIC	M67001	
B. Tenant UIC	N68093/68410	
C. Special Area	N/A	
D. Investment Program	N/A	1,903,000
E. Savings/Investment Ratio	N/A	12,950,00

Handwritten calculations:  
 12,850 | 1,800  
 12,950  
 513  
 21.5  
 2

	<u>CATEGORY CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>	<u>U/M</u>	<u>EST COST</u>	<u>CC</u>
	550-10	Medical Fac	12,850	SF	1,903M	
K.	540-10	Dental Fac	15,250	SF	2,132M	
L.	143-10	Ambulance				
		Garage	700	SF	18	
M.	852-10	Parking	2,500	SY	15	
N.	852-20	Sidewalks	120	SY	2	
O.		Lighting	8	EA	11	

ACTIVITY CERTIFICATION. I certify that this project is required to support activity/mission function.

*M. C. Clegg*  
 M. C. CLEGG, CAPT, USN  
 COMMANDING OFFICER, NAVAL DENTAL CLINIC

MAY 8 1984  
 DATE

RELATION LOCATION  
 Camp Casey  
 Marine Corps Base, Camp Lejeune, NC 28542

PROJECT TITLE  
 Medical Dental Treatment Facility

SUPPLEMENTAL SHEET TO PRELIMINARY DD FORM 1381

- A. BIC
- B. Tenant UIC - Medical/Dental
- C. Special Area
- D. Investment Program
- E. Savings/Investment Ratio

PROJECT NUMBER  
 1001

CATEGORY CODE	PROJECT TITLE	SCORE	U/M	EST COST
850-10	Medical Fac	10,000	21	1,000,000
140-10	Dental Fac	10,000	21	1,000,000
143-10	Ambulance			
	Management			
852-10	Parking	1,500	21	150,000
325-20	Stairways	150	21	15,000
	Lighting	5	EA	11

ACTIVITY CERTIFICATION: I certify that this project is required to support activity/mission function

M. G. Cleary  
 M. G. Cleary, CAPT, USN  
 COMMANDING OFFICER, NAVAL DENTAL CLINIC

DATE  
 10/1/84

PRELIMINARY ENVIRONMENTAL ASSESSMENT

This statement prepared by the Naval Dental Clinic, Camp Lejeune, North Carolina 28542 for Naval Facilities Engineering Command in accordance with OPNAVINST 6240.3E in compliance with Section 102(2)(c) of the National Environmental Policy Act of 1969.

Installation: Marine Corps Base, Camp Lejeune, NC 28542

Project Title: Medical/Dental Facility, P-701

Date of Submission: MAY 8 1984

1. Introduction

a. Project Description: Construct a medical/dental treatment facility at the French Creek Complex, Marine Corps Base.

b. Existing Environment of Proposed Site: The land to be used by this project is owned by the U. S. Government and is located within the boundary of the Marine Corps Base, Camp Lejeune, North Carolina. The land contains no vegetation or animal life. The area has adequate drainage and the area is in consonance with the master plans for the Marine Corps Base Complex.

2. Relation of Proposed Action to Land Use Plans, Policies and Controls for the Affected Area. This project conforms with the objectives of approved land use plans for the area affected.

3. The Probable Impact of the Proposed Action on the Environment:

a. The potentially significant effect of this action is that it:

(1) Will not introduce toxic or hazardous substances or significant amounts of chemicals, organic substances or solid waste into bodies of water, on land or otherwise affect water or soil quality.

(2) Will not result in a significant destruction of vegetation, wild or marine life.

(3) Will not affect, beneficially or adversely, other forms of life or the ecosystems of which they are a part.

(4) Will not cause a major change in landscape, extensive clearing, paving or excavating.

(5) Will not affect, beneficially or adversely, neighborhood character (aesthetic qualities) and zoning.

(6) Will not alter area hydrologic properties.

*Full*

This statement prepared by the United States Coast and Geodetic Survey, Department of the Interior, in accordance with the provisions of the National Environmental Policy Act of 1969.

Project Title: Marine Corps Base, Camp Lejeune, NC 28541

Project File: Medical, Dental Facility, P-101

Date of Submission: May 1, 1970

1. Introduction

The proposed construction consists of a medical/dental treatment facility at the base, Camp Lejeune, Marine Corps Base.

The project is owned by the U.S. Government and is located within the boundary of the Marine Corps Base, Camp Lejeune, North Carolina. The land contains no known or suspected hazardous materials. The project will be constructed on a site adjacent to the Marine Corps Base Camp Lejeune.

2. Potential Impacts of the Proposed Action on the Environment  
The project area is adjacent to the project area with the objective of providing land use plans for the area. The project area is located on the eastern side of the base.

3. The probable impact of the proposed action on the environment

a. The potentially significant effects of this action are:

(1) The project area is located on a site adjacent to the Marine Corps Base Camp Lejeune. The project will be constructed on a site adjacent to the Marine Corps Base Camp Lejeune. The project will be constructed on a site adjacent to the Marine Corps Base Camp Lejeune.

(2) Will not result in a significant destruction of vegetation, with or without fire.

(3) Will not affect the ability of livestock, wildlife, or other animals to utilize the ecosystems of which they are a part.

(4) Will not cause a significant change in land use, including agriculture, grazing, or other activities.

(5) Will not affect, directly or indirectly, the quality of the environment (including air, water, and noise).

(6) Will not affect any historic or prehistoric properties.

# PRELIMINARY ENVIRONMENTAL ASSESSMENT

This statement prepared by the Naval Dental Clinic, Camp Lejeune, North Carolina 28542 for Naval Facilities Engineering Command in accordance with OPNAVINST 6240.3E in compliance with Section 102(2)(c) of the National Environmental Policy Act of 1969.

Installation: Marine Corps Base, Camp Lejeune, NC 28542

Project Title: Medical/Dental Facility, P-701

Date of Submission: MAY 8 1984

## 1. Introduction

a. Project Description: Construct a medical/dental treatment facility at the French Creek Complex, Marine Corps Base.

b. Existing Environment of Proposed Site: The land to be used by this project is owned by the U. S. Government and is located within the boundary of the Marine Corps Base, Camp Lejeune, North Carolina. The land contains no vegetation or animal life. The area has adequate drainage and the area is in consonance with the master plans for the Marine Corps Base Complex.

2. Relation of Proposed Action to Land Use Plans, Policies and Controls for the Affected Area. This project conforms with the objectives of approved land use plans for the area affected.

## 3. The Probable Impact of the Proposed Action on the Environment:

a. The potentially significant effect of this action is that it:

(1) Will not introduce toxic or hazardous substances or significant amounts of chemicals, organic substances or solid waste into bodies of water, on land or otherwise affect water or soil quality.

(2) Will not result in a significant destruction of vegetation, wild or marine life.

(3) Will not affect, beneficially or adversely, other forms of life or the ecosystems of which they are a part.

(4) Will not cause a major change in landscape, extensive clearing, paving or excavating.

(5) Will not affect, beneficially or adversely, neighborhood character (aesthetic qualities) and zoning.

(6) Will not alter area hydrologic properties.

This statement prepared by the United States Geological Survey, Department of the Interior, is intended to provide information regarding the proposed project and its potential impacts on the environment. The project is located on the eastern shore of the Chesapeake Bay, near the town of Pocomoke, Maryland. The project area is approximately 1,000 acres in size and is currently used for agricultural purposes. The project consists of the construction of a new 1,000-acre marina and the dredging of a 1,000-foot-long, 20-foot-deep channel to provide access to the marina. The project is being undertaken by the Pocomoke Marina Association, a private organization. The project is expected to be completed in 2005. The project will have both direct and indirect impacts on the environment. The direct impacts will include the loss of approximately 1,000 acres of agricultural land and the destruction of approximately 1,000 trees. The indirect impacts will include the loss of habitat for various species of fish and wildlife, the loss of riparian habitat, and the potential for increased sedimentation and erosion in the adjacent waterways. The project will also have impacts on the local economy. The project is expected to create approximately 100 jobs during the construction phase and approximately 20 jobs during the operation phase. The project is also expected to generate approximately \$1 million in annual revenue for the local economy. The project is being undertaken in accordance with the National Environmental Policy Act of 1969. The project has been reviewed by the United States Geological Survey and the United States Environmental Protection Agency. The project has been found to be consistent with the National Environmental Policy Act of 1969. The project is being undertaken in accordance with the National Environmental Policy Act of 1969. The project has been reviewed by the United States Geological Survey and the United States Environmental Protection Agency. The project has been found to be consistent with the National Environmental Policy Act of 1969.

Project Title: Pocomoke Marina Association, Pocomoke, Maryland

Project Number: 100-100-100

Date of Report: 10/10/00

### 1. Introduction

The proposed project consists of the construction of a new 1,000-acre marina and the dredging of a 1,000-foot-long, 20-foot-deep channel to provide access to the marina. The project is being undertaken by the Pocomoke Marina Association, a private organization. The project is expected to be completed in 2005. The project will have both direct and indirect impacts on the environment. The direct impacts will include the loss of approximately 1,000 acres of agricultural land and the destruction of approximately 1,000 trees. The indirect impacts will include the loss of habitat for various species of fish and wildlife, the loss of riparian habitat, and the potential for increased sedimentation and erosion in the adjacent waterways. The project will also have impacts on the local economy. The project is expected to create approximately 100 jobs during the construction phase and approximately 20 jobs during the operation phase. The project is also expected to generate approximately \$1 million in annual revenue for the local economy. The project is being undertaken in accordance with the National Environmental Policy Act of 1969. The project has been reviewed by the United States Geological Survey and the United States Environmental Protection Agency. The project has been found to be consistent with the National Environmental Policy Act of 1969.

The project is located on the eastern shore of the Chesapeake Bay, near the town of Pocomoke, Maryland. The project area is approximately 1,000 acres in size and is currently used for agricultural purposes. The project consists of the construction of a new 1,000-acre marina and the dredging of a 1,000-foot-long, 20-foot-deep channel to provide access to the marina. The project is being undertaken by the Pocomoke Marina Association, a private organization. The project is expected to be completed in 2005. The project will have both direct and indirect impacts on the environment. The direct impacts will include the loss of approximately 1,000 acres of agricultural land and the destruction of approximately 1,000 trees. The indirect impacts will include the loss of habitat for various species of fish and wildlife, the loss of riparian habitat, and the potential for increased sedimentation and erosion in the adjacent waterways. The project will also have impacts on the local economy. The project is expected to create approximately 100 jobs during the construction phase and approximately 20 jobs during the operation phase. The project is also expected to generate approximately \$1 million in annual revenue for the local economy. The project is being undertaken in accordance with the National Environmental Policy Act of 1969. The project has been reviewed by the United States Geological Survey and the United States Environmental Protection Agency. The project has been found to be consistent with the National Environmental Policy Act of 1969.

2. Relationship of the Project to the River and Estuary  
The project is located on the eastern shore of the Chesapeake Bay, near the town of Pocomoke, Maryland. The project area is approximately 1,000 acres in size and is currently used for agricultural purposes. The project consists of the construction of a new 1,000-acre marina and the dredging of a 1,000-foot-long, 20-foot-deep channel to provide access to the marina. The project is being undertaken by the Pocomoke Marina Association, a private organization. The project is expected to be completed in 2005. The project will have both direct and indirect impacts on the environment. The direct impacts will include the loss of approximately 1,000 acres of agricultural land and the destruction of approximately 1,000 trees. The indirect impacts will include the loss of habitat for various species of fish and wildlife, the loss of riparian habitat, and the potential for increased sedimentation and erosion in the adjacent waterways. The project will also have impacts on the local economy. The project is expected to create approximately 100 jobs during the construction phase and approximately 20 jobs during the operation phase. The project is also expected to generate approximately \$1 million in annual revenue for the local economy. The project is being undertaken in accordance with the National Environmental Policy Act of 1969. The project has been reviewed by the United States Geological Survey and the United States Environmental Protection Agency. The project has been found to be consistent with the National Environmental Policy Act of 1969.

3. The Probable Impact of the Proposed Project on the Environment

a. The proposed project will result in the loss of approximately 1,000 acres of agricultural land and the destruction of approximately 1,000 trees. The project will also result in the loss of habitat for various species of fish and wildlife, the loss of riparian habitat, and the potential for increased sedimentation and erosion in the adjacent waterways. The project will also have impacts on the local economy. The project is expected to create approximately 100 jobs during the construction phase and approximately 20 jobs during the operation phase. The project is also expected to generate approximately \$1 million in annual revenue for the local economy. The project is being undertaken in accordance with the National Environmental Policy Act of 1969. The project has been reviewed by the United States Geological Survey and the United States Environmental Protection Agency. The project has been found to be consistent with the National Environmental Policy Act of 1969.

(1) Will not result in a significant destruction of vegetation or wildlife life.

(2) Will not result in a significant change in the composition of the ecosystem of which the area is a part.

(3) Will not result in a significant change in land use or resource availability.

(4) Will not result in a significant change in the quality of the environment.

(5) Will not result in a significant change in the quality of life of the people of the area.

Preliminary Environmental Assessment (Cont'd)

b. The proposed action will not have a potentially significant effect on:

- (1) Traffic.
- (2) Area appearance.
- (3) Community facilities.
- (4) Utilities.
- (5) Land Management.

4. Alternatives to the Proposed Action: There is no feasible alternative.

5. Any Probable Adverse Environmental Effect Which Cannot be Avoided Should the Proposal be Implemented: No adverse effects on the environment are anticipated.

6. Relationship Between Local Short Term Uses of the Environment and the Maintenance and Enhancement of Long Term Productivity: Adverse effects on the environment, if any, will occur only during the construction period and these will not create permanent or long-lasting adverse effects. The proposed action will enhance the short-term use of resources. Long-term productivity will be enhanced by improvement in operational efficiency.

7. Irreversible and Irretrievable Commitments of Resources Which Would Be Involved in the Proposed Action Should It be Implemented: No significant irreversible or irretrievable commitment of resources.

8. Considerations that Offset the Adverse Environmental Effects. Not applicable.

9. Summary:

a. It is concluded that the proposed action will have no significant adverse effects on the environment.

b. There has not been, nor is there currently, any known controversy concerning the proposed action.

The proposed action will not have a potentially significant effect.

- (1) Traffic
- (2) Air quality
- (3) Community facilities
- (4) Water
- (5) Land use

4. Mitigation to the Proposed Action: There is no feasible mitigation available to avoid, minimize or compensate for the adverse effects of the proposed action.

5. Relationship between Local Short Term Loss of the Environment and the Enhancement and Enhancement of Long Term Sustainability: Adverse effects on the environment, if any, will occur only during the construction period and will not create permanent or long-term adverse effects. The proposed action will enhance the short-term use of resources. Long-term sustainability will be enhanced by improvement in operational efficiency.

6. Irreversible and Intractable Consequences of Resources Which Will Be Affected by the Proposed Action: There is no irreversible, intractable or irreparable consequence of resources of the proposed action.

7. Considerations that Offset the Adverse Environmental Effects: No offsetting actions are proposed.

8. Summary:

The EIA concludes that the proposed action will have no significant adverse effects on the environment. It is noted that, although any known controversy concerning the proposed action has not been resolved, the proposed action is considered to be in the public interest.

FORMAT B

PROPOSED CONSTRUCTION OF MEDICAL/DENTAL CLINIC

AT FRENCH CREEK, NORTH CAROLINA

MCON P-701

FY 1987

A. PROJECT IDENTIFICATION

1. Title: Medical-Dental Clinic
2. Installation: Marine Corps Base, Camp Lejeune - French Creek, Branch Clinic
3. Location: French Creek, North Carolina, DOD Region #8
4. Estimated Cost \$4.035 M
5. Estimated Project Scope:
  - (a) Medical Facility 12,850 SF
  - (b) Dental Facility 15,150 SF
  - (c) Ambulance Garage 700 SF
  - (d) Total Square Footage 28,700 SF

6. Description of Project:

The project will provide a consolidated medical-dental clinic in a single story masonry structure with an emergency vehicle garage. The medical clinic will be 14,831 SF and the dental clinic will be 15,214 SF with 700 SF for an emergency vehicle garage.

B. BASIS OF REQUIREMENTS

1. Mission and Specialty Services:

(a) General Mission: Marine Corps Base, Camp Lejeune has as its primary mission the education and training of military personnel. It has multiple commands, the three largest being known as the Tri-Command (Marine Corps Base, Camp Lejeune)(MCB), the 2nd Marine Division Fleet Marine Force and the 2nd FSSG. The mission of the medical-dental clinic at French Creek is to support the Fleet Marine Force and the 2nd Force Service Support Group with medical and dental support for the active duty personnel only.

(b) Clinical Services Provided: Military sickcall and dental services at French Creek, North Carolina.

FORMAT B

PROPOSED CONSTRUCTION OF MEDICAL/DENTAL CLINIC

AT TRENCH CREEK, NORTH CAROLINA

MOON P-701

27 1987

A. PROJECT IDENTIFICATION

1. Title: Medical/Dental Clinic	
2. Installation: Marine Corps Base, Camp Lejeune - France	
3. Location: Trench Creek, North Carolina	
4. Estimated Cost	\$1,032 M
5. Estimated Project Scope:	
(a) Medical Facility	12,850 SF
(b) Dental Facility	1,150 SF
(c) Ambulance Garage	700 SF
(d) Total Square Footage	14,700 SF

B. Description of Project

The project will provide a consolidated medical-dental clinic in a single-story masonry structure with an emergency vehicle garage. The medical clinic will be 12,850 SF and the dental clinic will be 1,150 SF with 700 SF for an emergency vehicle garage.

C. BASIS OF REQUIREMENTS

1. Mission and Specialty Services:

(a) General Mission: Marine Corps Base, Camp Lejeune has as its primary mission the education and training of military personnel. It has multiple commands, the largest being known as the 2nd Marine Division (Marine Corps Base, Camp Lejeune) and the 2nd Marine Division Fleet Marine Force and the 2nd Marine Division Fleet Marine Force and the 2nd Marine Division Fleet Marine Force. The mission of the medical-dental clinic at Trench Creek is to support the Fleet Marine Force and the 2nd Marine Division Fleet Marine Force with medical and dental support for the active duty personnel.

(b) Clinical Services Provided: Military dental and dental services at Trench Creek, North Carolina.